



WITLEY COURT, CORAM STREET, LONDON, WC1N  
**£1,150,000 LEASEHOLD**

**A NICELY PROPORTIONED FOUR BEDROOM APARTMENT ON THE SEVENTH FLOOR OF AN ART DECO BUILDING IN A PRIME BLOOMSBURY LOCATION CLOSE TO RUSSELL SQUARE.**

Leasehold: 135 years remaining | Service Charge: £5268 (inc Heating & HW) | Reserve Contribution £1800 PA | Council Tax: Camden TBC | Ground Rent: Approx. £300 PA

West End | 020 7240 3322 | westend@winkworth.co.uk

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## DESCRIPTION:

In addition to the bedrooms, there is a sit-in kitchen, reception, bathroom and additional WC. The flat is dated but has a large, comfortable feel and receives good natural light. It is a fine example of a flat in its class. Witley Court is a 1930's day-portered mansion building found just to the north of Russell Square. The building and common parts are in good order. The Concierge Desk Office is in the entrance lobby. Access to The City, The West End, The Legal Quarter, UCL, SOAS, Kings, UCH and the major rail termini is easy. The Brunswick Centre with its shopping and dining options is very close. The nearest Underground stations are Russell Square, Holborn and Tottenham Court Road.



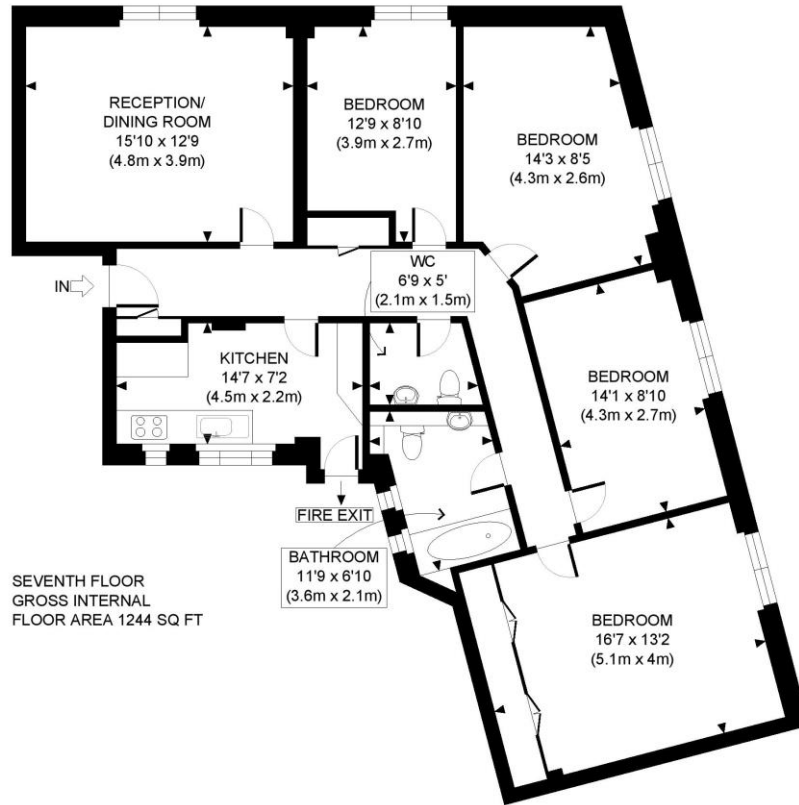
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APPROX. GROSS INTERNAL FLOOR AREA: 1244 SQ FT/ 116 SQM

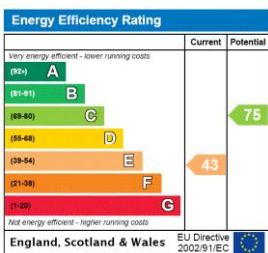


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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS COOK

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Leasehold

**Term:** 135 year and 0 months

**Service Charge:** £5268 per annum

**Ground Rent:** £300 Annually (subject to increase)

**Council Tax Band:** TBC

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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